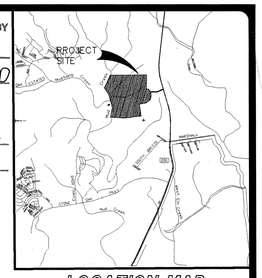
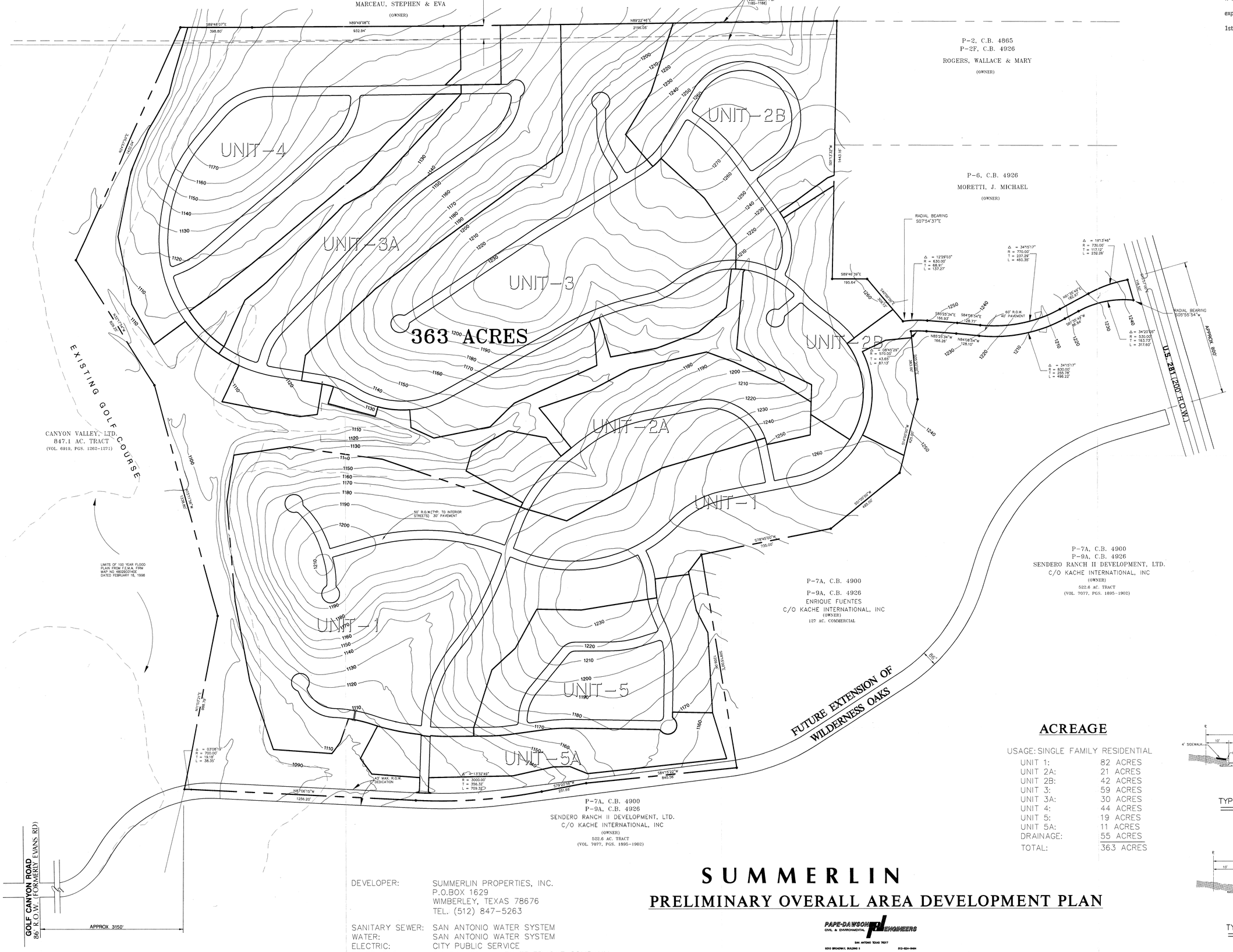
427-D

PLAN HAS BEEN ACCEPTED BY
COSA
Jan 29, 1999 427-D
(date) (number)
If no plats are filed, plan will
expire on July 29, 2000
1st plat filed on



LOCATION MAP
N.T.S.

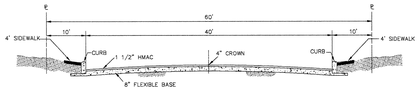
SCALE : 1"=200'



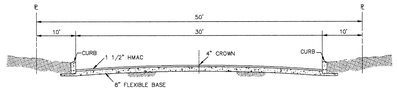
ACREAGE

USAGE: SINGLE FAMILY RESIDENTIAL

UNIT 1:	82 ACRES
UNIT 2A:	21 ACRES
UNIT 2B:	42 ACRES
UNIT 3:	59 ACRES
UNIT 3A:	30 ACRES
UNIT 4:	44 ACRES
UNIT 5:	19 ACRES
UNIT 5A:	11 ACRES
DRAINAGE:	55 ACRES
TOTAL:	363 ACRES



TYPICAL STREET SECTIONS (60' R.O.W.)
N.T.S.



TYPICAL STREET SECTIONS (50' R.O.W.)
N.T.S.

DEVELOPER: SUMMERLIN PROPERTIES, INC.
P.O.BOX 1629
WIMBERLEY, TEXAS 78676
TEL. (512) 847-5263

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY TELEPHONE COMPANY

SUMMERLIN

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING 2 512-824-9484

NOVEMBER 1998 JOB NO. 4042-00

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 12/06/98

Name of POADP: Summerlin ±362 Acre Tract

Owners: Summerlin Properties, Inc. c/o Charles Patterson

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: P.O. Box 1629
Wimberly, TX 78676

Address: 555 East Ramsey
San Antonio, TX 78216

Phone: 512/847-5263

Phone: 210/375-9000

Existing zoning: N/A

Proposed zoning: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone:		☒ Yes ☐ No
Projected # of Phases:	5	☒ Yes ☐ No
San Antonio City Limits?		☐ Yes ☒ No
Council District:	N/A	
Ferguson map grid	451 C8	

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LAND DEVELOPMENT
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	±397	±362
Multi-family (MF)	0	0
Commercial and non-residential	0	0

Is there a previous POADP for this Site? Name Summerlin No. 427-C

Is there a corresponding PUD for this site? Name Summerlin No. _____

Plats associated with this POADP or site? Name Summerlin, Unit 1 No. 980362

Name Summerlin, Unit 2A No. 980581

Name Summerlin, Unit 2B No. 980579

Contact Person and authorized representative:

Print Name: John-Mark Matkin Signature: John Mark Matkin

Date: 1/6/99 Phone: 210/375-9000 Fax: 210/375-9010

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☒ name of the POADP and the subdivision;

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SERVICES DIVISION

☒ indication of development phases on the POADP;

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☒ north arrow and scale of the map;

☒ proposed land use by location, type and acreage;

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☒ contour lines at intervals no greater than ten (10) feet;

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☒ existing adjacent or perimeter streets;

☒ one hundred year flood plain limits;

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☒ the POADP ☐ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: JOHN-MARK MATKIN Signature: [signature]

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED January 5, 1998

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CITY OF SAN ANTONIO

January 29, 1999

John Mark Matkin
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Summerlin + 362 Acre Tract

POADP # 427 - D

Dear Mr. Matkin:

The City Staff Development Review Committee has reviewed Summerlin +362 Acre Tract Subdivision Preliminary Overall Area Development Plan # 427 - D. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- If Wilderness Oaks is developed as a pilot project, it will probably require a 110' of ROW.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1383024

AMT ENCLOSED _____

AMOUNT DUE	250.00
INVOICE DATE	1/21/1999
DUE DATE	1/21/1999

50-04-5573
SUMMERLIN/RED CREEK RANCH
665 SIMONDS RD.
WILLIAMSTOWN MA 01267

PHONE: 000 - 0000

POADP FEE
SUMMERLIN

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/21/1999	1383024	50-04-5573	1/21/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	250.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/20/1999		CK# 2976	SUMMERLIN
END	01/20/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

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CITY OF SA PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

January 5, 1999

Ms. Elizabeth Carol
City of San Antonio Planning Department
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Revisions to the Approved Preliminary Overall Area Development Plan (POADP) for Summerlin, POADP #427-C

Dear Ms. Carol:

This is to inform you that we have recently revised the approved POADP for Summerlin (POADP #427-C). These changes are non-substantial and the overall acreage of the development remains at ±363 acres.

The steep grade of the existing topography required these changes. The revision includes changes in road alignment and an increase in construction stages. The overall development will be completed in five phases instead of four phases as approved by the Planning Commission. However, land use and overall acreage for development will remain the same. At this time, we have also revised the name from Canyon Springs Estates to Summerlin. Attached please find six (6) copies of the revised POADP for Summerlin.

Should you need any further information, please call our office. Thank you for your consideration.

Sincerely,
Pape-Dawson Engineers, Inc.

John Mark Matkin

John-Mark Matkin, E.I.T.
Assistant Project Manager

Attachments

4042\03\WORD\LETTER\990105A2

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com